City of Seattle

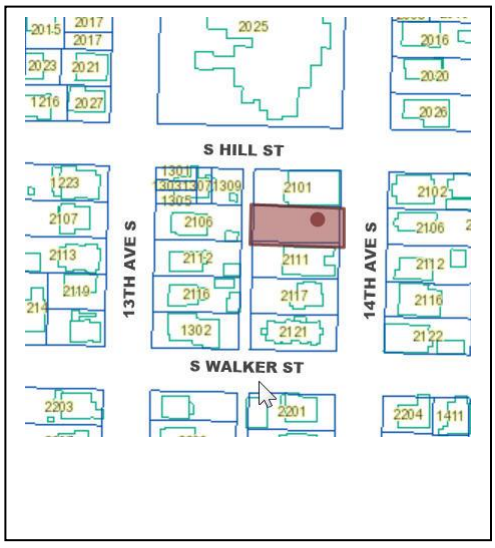
Department of Planning & Development
Diane M. Sugimura, Director

DESIGN GUIDANCE
STREAMLINE DESIGN REVIEW

Project Number:	3018941
Address:	2107 14TH Ave S
Applicant:	Julian Weber
Date of Report:	Monday, May 11, 2015
DPD Staff:	Colin R. Vasquez

SITE & VICINITY

Site Zone:	Lowrise Two (LR2)
Nearby Zones:	(North) Lowrise Two (LR2) (East) Lowrise Two (LR2) (South) Lowrise Two (LR2) (West) Lowrise Two (LR2)
Lot Area:	6,002 square feet.
Current Development:	Vacant
Access:	14th Ave S and an improved alley.
Surrounding Development:	Consist of multifamily residences between 2 and 3 stories with some small commercial structures.
Environmentally Critical Areas:	None.
Neighborhood Character:	The neighborhood is composed of various architectural styles built by different generations.



PROJECT DESCRIPTION

Streamlined Design Review to allow two, three-story, three unit townhouse structures (for a total of six units). Surface parking for five vehicles will be provided adjacent to the alley. The site is vacant.

DESIGN DEVELOPMENT

Structures surrounding this site include multifamily residences between 2 and 3 stories with some small commercial spaces. 14th Ave S is a main arterial with high levels of traffic for portions of the day. There are territorial views from the site to the southeast towards Mt. Rainier and northwest towards downtown Seattle.

The buildings in the neighborhood have a variety of shapes and roof forms. These add diversity to the site architectural context. The design concept is a set of two townhouse structures, housing three units each, with a shared walkway/open space between them. The staggered facades on the east and west elevations and the series of shed roofs represent the most distinctive attributes of the proposal.

The staggered massing of each structure allows for the expression of each unit. The raised shed volumes evoke the residential use of each unit. The exterior stairs on the third floor recede away from the rear of the building, opening up the inner courtyard for maximum daylight penetration.

The raised shed-roof form allows the massing to blend into the residential setting while maintaining the 2-3 story rhythm of the neighboring buildings. The front facades of each building are broken into thirds both horizontally and vertically (three stories, three units). The façade, however, is arranged to establish a single-story base with a raised two-story volume above. Extensive glazing is provided at the corner of each raised shed volume. This large corner glazing is complimented with smaller, more rhythmic penetrations along the side and rear facades. These smaller openings balance the interior light quality of the space and enable natural ventilation across the unit.

The street-facing units are modulated to the south to open up to the southern solar exposure. The same strategy is applied to the alley-facing units, opening up to the downtown Seattle view.

Each street-facing entry maintains a clear line of sight from 14th Ave with direct circulation leading to the front door. The main entries for each unit are strategically placed at the protruding corners of their ground-level massing.

Open walkways run both east-west and north-south. The pedestrian corridors within the site allow for outdoor space to be experienced by all the residents.

A variety of both private and common amenity areas are dispersed around the site. While some of the units are given private exterior spaces, all the units are able to engage the common area in the middle of the site. This space will serve as a pedestrian corridor with some landscaping.

The proposed blue/grey color palate is found within the neighborhood and has been use in the proposal. The materials chosen are cementious panels, lap and cedar siding and aims to bridge the gap between the current context of the neighborhood and the proposed development.

Awnings, exterior lighting, landscaping, and address signage mark individual entries.

PUBLIC COMMENT

DPD received two comment letters during the public comment period ending on April 1st 2015. No design comments were received. Their concerns included the following:

- The units will be quite small and less desirable than larger units.
- That the proposal does not provide at least six parking spaces.
- The transit system is not yet mature enough to make it realistic for people in the neighborhood to use.
- Those large and enormous buildings are an invasion on their privacy.
- The new flat roofed construction is not relevant to the history of Beacon Hill construction of smaller structures with a traditional architectural design.

PRIORITIES & RECOMMENDATIONS

After considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Planner provides the following siting and design guidance. The Design Review Planner also identified the following Citywide Design Guidelines & Neighborhood specific guidelines (as applicable) of highest priority for this project.

STREAMLINE DESIGN GUIDANCE:

1. **Site Planning**. The proposed townhouses are located between 14th Ave S and the alley. Pedestrian access has been proposed that provides street facing entries for residents and visitors to the site. Surface parking has been proposed at the rear of the site.
    a. Maintain the separation between structures to maximize light and air opportunities in the modest open space (CS2-D-5).
    b. Add visual interest to the large expanse of paving within the parking area (DC1-C2, DC2-D1, DC4-D2).
2. **Massing Compatibility.**
    a. Continue to separate the two structures by the courtyard to reduce the overall massing of the development (DC2-A2, CS2-D-5).
3. **Further Treatment of Setbacks.** Setbacks provided at the perimeter of the site should provide usable pedestrian access for residents while also acting as a transition area to adjacent uses.
    a. Develop the landscaping along the property lines to utilize multilayered sculptural landscaping to differentiate the semi-private resident setback from the public rights-of-way (DC4-D).

b. Utilize low-level buffer landscaping and cut-off lighting within each setback to create private, defensible and safe pedestrian spaces. Focused attention should be provided on the pedestrian pathways, the private amenity spaces and the unit entries (DC4-C).

c. Provide sufficient width along the north and south property lines adjacent to the vehicle parking area to incorporate vertical landscaping elements in addition to solid fencing. Vertical screening should be designed to help mitigate privacy impacts at ground level along the pedestrian pathways and the private amenity areas adjacent to residential uses (DC1-C2).

4. **Develop Amenity Space.** The development provides private ground level amenity in the courtyard and common pedestrian pathway.

   a. Design the private amenity spaces for the intended users. If amenity space is to be used by all units, consider providing wide spaces at the primary walkway and focal landscaping. For the private amenity area, utilize landscaping to achieve a semi-private buffer between the spaces. The spaces should flow naturally and provide visual cues on whether the space is private or common (DC2-D).

   b. Supply more information at the building permit stage, showing materials used for paving, landscaping, lighting and fencing (DC4-D).

5. **Maximize Privacy.** Development must provide privacy for the adjacent structures.

   a. Clarify the type of windows for the north and south facades. Obscured glazing, landscaping and fencing can be used to mitigate adverse privacy impacts (CS2-D5).

   b. Locate windows with high use living spaces in areas which obscure direct line of site into adjacent structures window, private yards and also along common pathways through the site (CS2-D).

   c. Walls along visible facades and facing residential units should avoid having large blank untreated areas (DC2-B2).

6. **Identifiable Residential Entries.** Residential entries are introduction to the site for residents and visitors.

   a. Consider the use of residential lighting and signage as a point of continuity in the overall development (PL3-A).

   b. Provide more detail on the use of lighting, signage, pavers and landscaping to frame and guide residents and visitors from the street to individual units (PL3-A).

7. **Develop Architectural Concept and Material Palette.** Choose durable materials to enhance the structure, add variety to the architectural form and knit the structures into the neighborhood context.

   a. The proposal utilizes variety in massing, material patterning, color and size to add visual interest and break the façades into discrete sections. The structure forms should articulate a clear architectural concept while providing a unified material palette. Each structure is visually distinguished by the individual forms and fenestration. The architectural concept, use of

material and modulation presented are important to the scale and visual interest of the structure and should be maintained at building permit submittal (DC4-A).

b. Clarify the texture and construction of the exterior materials on the structures (DC4-A).

8. **Placement and Screening of Solid Waste and Recycling.** Provide the location of proposed solid waste and recycling storage.

   a. Locate solid waste and recycling space to minimize visual impacts on the proposed residential units (DC1-C4).

   b. Provide more detail on the proposed screening (DC1-C4).

PRIORITY DESIGN GUIDELINES

The Neighborhood specific guidelines are summarized below. For the full text please visit the Design Review website.

CONTEXT & SITE

CS2 Urban Pattern and Form: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

CS2-D Height, Bulk, and Scale

CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.

PUBLIC LIFE

PL2 Walkability: Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

PL2-B Safety and Security

PL2-B-1. Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance.

PL2-B-2. Lighting for Safety: Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

PL3 Street-Level Interaction: Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

PL3-A Entries

PL3-A-1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.

PL3-A-3. Individual Entries: Ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry.

PL3-A-4. Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

PL3-B Residential Edges

PL3-B-1. Security and Privacy: Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings.

PL3-B-2. Ground-level Residential: Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street.

DESIGN CONCEPT

DC1 Project Uses and Activities: Optimize the arrangement of uses and activities on site.

DC1-C Parking and Service Uses

DC1-C-2. Visual Impacts: Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible.

DC1-C-4. Service Uses: Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.

DC2 Architectural Concept: Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

DC2-A Massing

DC2-A-2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.

DC2-B Architectural and Facade Composition

DC2-B-2. Blank Walls: Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

DC2-C Secondary Architectural Features

DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).

DC2-D Scale and Texture

DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept

DC2-D-2. Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or “texture,” particularly at the street level and other areas where pedestrians predominate.

DC4 Exterior Elements and Finishes: Use appropriate and high quality elements and finishes for the building and its open spaces.

DC4-A Exterior Elements and Finishes

DC4-A-1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

DC4-A-2. Climate Appropriateness: Select durable and attractive materials that will age well in Seattle's climate, taking special care to detail corners, edges, and transitions.

DC4-C Lighting

DC4-C-1. Functions: Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.

DC4-C-2. Avoiding Glare: Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution.

DC4-D Trees, Landscape, and Hardscape Materials

DC4-D-1. Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials.

DC4-D-2. Hardscape Materials: Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible.

DC4-D-3. Long Range Planning: Select plants that upon maturity will be of appropriate size, scale, and shape to contribute to the site as intended.

DEVELOPMENT STANDARD ADJUSTMENTS

Design Review Staff's recommendation on the requested adjustment(s) will be based upon the adjustment's potential to help the project better meet these design guideline priorities and achieve a better overall design than could be achieved without the adjustment(s).

At the time of Design Guidance, no adjustments were requested.

STAFF DIRECTION

Staff recommends the project should move forward to Building Permit incorporating the guidance provided.

1. Please be aware that this report is an assessment on how the project is meeting the intent of the Design Guidelines. This review does not include a full zoning review. Zoning review will occur when the MUP plans and/or building permit is submitted. If needed and where applicable, SDR adjustments may be requested in response to zoning corrections.
2. Embed this report and your narrative response to the guidance into your building permit application.
3. All requested adjustments must be clearly documented in the building permit plans.